

MARSH & MARSH PROPERTIES

17 Shelf Hall Lane, Shelf, HX3 7NA

£250,000



This three bedroomed, semi-detached, property, situated on Shelf Hall Lane, offers a really exciting treat that you will only fully appreciate when you explore the property fully and it is offered with the added advantage of being NO CHAIN. The house benefits from a pleasant frontage with a front Yorkshire dry stone wall, that surrounds a patio garden, that leads around to the rear. The rear of the property has a southerly facing garden which is a real sun trap and boasts a large and expansive space. A fully enclosed lawned garden, with patio seating area, rear shed and summer house offers the perfect garden for a family. The property features enclosed and private forecourt parking for two cars to the side of the neighbours property.

The internal aspect certainly offers a fantastic space, in immaculate condition throughout and in a modern décor and colour scheme that will impress from the moment you step inside. If you are looking for that special something, then look no further than this charming home. With its spacious living room, well-appointed family dining kitchen, three bedrooms (two with ample space for a double bed and two with fitted wardrobes), beautifully presented house bathroom and benefitting from a fully boarded loft offering additional storage space.

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Situated in a well-connected location, being within walking distance of Shelf village. The property is within a short drive of Halifax town centre and Bradford city. The M62 motorway is also a short drive, providing direct links with the major cities of Leeds and Manchester. Halifax town centre offers a whole host of shops and services including its train station that offers access to the Grand Central train service.

Owing to the fantastic features on offer with this charming home, including the large southerly facing garden, immaculate internal aspect and well connected location, all with the added benefit of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A wide and spacious entrance hallway that offers a charming first impression from the moment you step inside the property. With a carpeted floor, central light fitting, double radiator, under stairs cupboard and telephone access point.

From the hallway wooden doors open into

LIVING ROOM



A stunningly presented living room that offers ample space for a suite along with additional living room furniture. The room benefits from a gas fire, on a granite hearth and with a wooden mantelpiece, which offers a charming central feature for the whole room. With a large uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling, single radiator, carpeted floor and a television access point.



DINING KITCHEN



A beautifully presented, light and bright dining kitchen owing to the uPVC double glazed window

and uPVC double glazed French doors that open out into the rear garden that not only provide access but also bathe the whole room in natural light. The dining kitchen features space for a family dining table to one side of the room with an "L" shaped set of laminated work surfaces, all with over and under counter cupboards and drawers, to the opposite side. With an integrated hob, integrated dual oven, integrated microwave, stainless steel extractor hood, wood effect vinyl flooring, splashback tiling, fitted washing machine, two central light fittings, fitted fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



From the hallway a series of carpeted stairs lead up to the

LANDING



With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that benefits from a glorious view overlooking the gardens to the rear elevation from its uPVC double glazed window. The room offers ample space for a double bed along with additional furniture. A set of sliding door wardrobes offers plenty of storage space for the bedroom. With a central light fitting, carpeted floor and single radiator.



BEDROOM 2



Another large and spacious bedroom that again offers ample space for a double bed along with additional furniture. With a central light fitting, uPVC double glazed window to the front elevation, carpeted floor and single radiator.

BEDROOM 3



A good sized third bedroom that is ideal for a guest bedroom, child's bedroom or work from home office space. With a central light fitting, fitted wardrobes to one corner, uPVC double glazed window to the front elevation, carpeted floor and single radiator.

BATHROOM



An immaculately presented house bathroom that is offered with a modern décor and colour scheme throughout. The perfect place to relax and unwind. With a panel bath, over bath rainfall style shower, glass splash guard, pedestal washbasin, close coupled toilet, tiled walls, vinyl floor, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, ceiling inset spotlights and extractor fan.

From the landing a pull down ladder provides access to the

LOFT

A fully boarded loft offering ample space for extra storage.

GARDENS



To the rear of the property are the surprisingly large and picturesque landscaped gardens. Its southerly facing orientation offers a perfect sun trap, creating the ideal place to sit back and relax or to have a barbeque. To the edge of the property is a patio seating area that leads into a large lawned area. The lawn runs to the end of the garden where there is a summer house and shed offering further storage space. The lawn is

bordered by flowerbeds and trees, fully surrounded by stone wall and wooden fence creating a private and secure space.



PARKING

The property features enclosed and private forecourt parking for two cars to the side of the neighbours property.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///farmer.songs.hero

Google Plus Code: Q52J+PXR Halifax

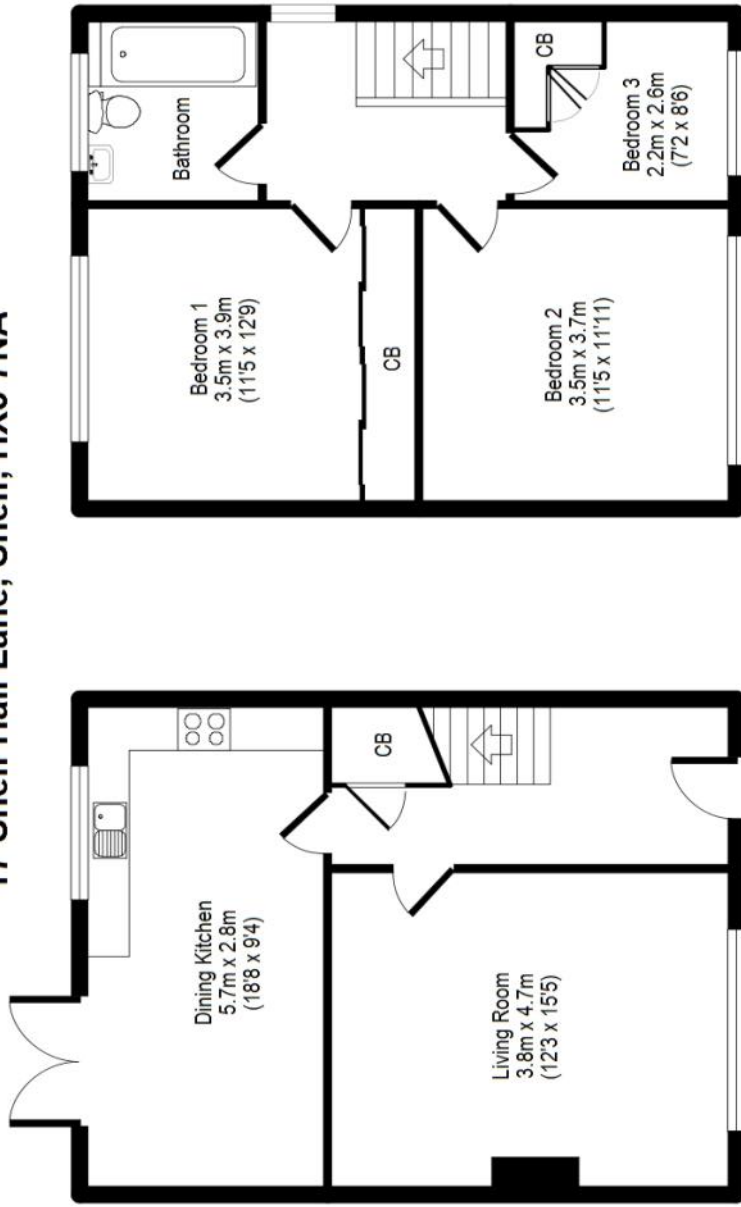
For sat nav users the postcode is: HX3 7NA

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 86 sq. m / 926 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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